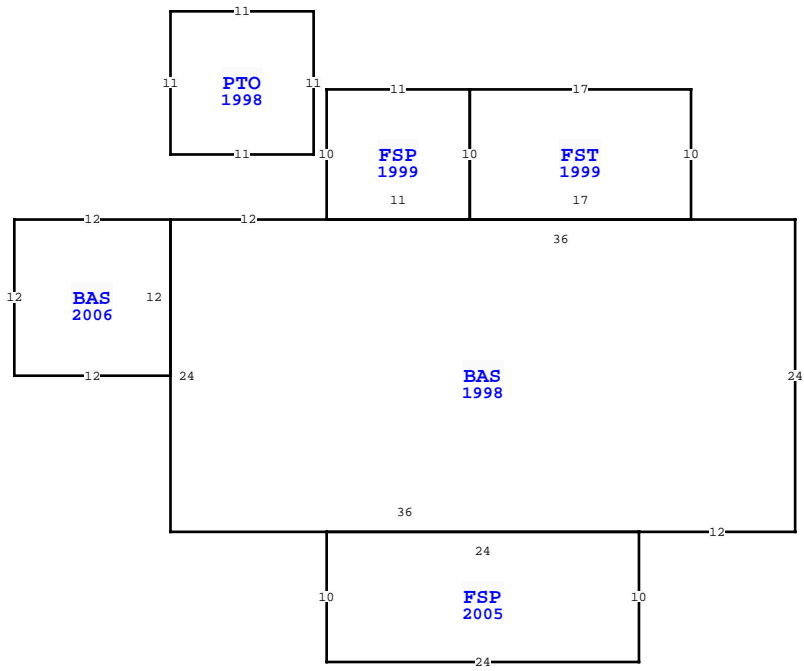


ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	30	WOOD	FRAME	100	
Exterior Wall	02	VINYL	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	13	GALVALUM	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	08	SHT VINYL	60		
Interior Floor	14	CARPET	40		
Heating Type	03	FORCED AIR	100		
Air Condition	02	WINDOW	100		
Bedrooms			2	100	
Bathrooms			2	100	
Story Height			0	100	
Stories	1.		1.	100	
Units			0	100	
Quality	02	BELOW AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	5	MKT AREA		13	
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1998	1,152	69,491
BAS	144	100	2006	144	8,687
FSP	110	55	1999	60	3,620
FSP	240	55	2005	132	7,963
FST	170	55	1999	94	5,670
PTO	121	5	1998	6	362
TOTALS	1,937			1,588	95,792

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2018		Heated Area: 1296					HX Base Yr	2018		



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY	STANDARD				
Tax Group: 3	Tax Dist:				
BUILDING MARKET VALUE	95,792				
TOTAL MARKET OB/XF VALUE	2,441				
TOTAL LAND VALUE - MARKET	15,000				
TOTAL MARKET VALUE	113,233				
SOH/AGL Deduction	37,145				
ASSESSED VALUE	76,088				
TOTAL EXEMPTION VALUE	50,000			HX HB	
BASE TAXABLE VALUE	26,088				
TOTAL JUST VALUE	113,233				
NCON VALUE	0				
INCOME VALUE					
PREVIOUS YEAR MKT VALUE	114,617				
FR, 5 YR CK, NC					
R180139- ADD HX FOR 2019- LANGSTON					
MLD LATE FILE APPROVAL LETTER					
1. PU XFOB LN 5, 6.					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1043/0467	8/04/2017	WD	Q	I	01	70,000
GRANTOR:WELLS HENRY F & LETHA						
GRANTEE:LANGSTON JAMES TITU						
1043/0465	8/04/2017	QC	U	I	11	100
GRANTOR:WELLS BRANDON M						
GRANTEE:WELLS HENRY F & LET						

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0055	PORTABLE C	0	100	21	20			3.00	100	2004	2004	3	23	290	
2	0620	WOOD UTL B	0	100	16	10			6.00	100	1990	1990	3	20	192	
3	0940	OPEN SHED	0	100	22	8			4.00	100	1999	1999	3	20	141	
4	0810	UNFINISH S	0	100	6	10			19.00	100	1999	1999	3	56	638	
5	0210	CONCRETE D	0	100	21	20			6.00	100	2004	2004	3	23	580	
6	0213	CONCRETE P	0	100	10	10			6.00	100	2004	2004	3	100	600	

TOTAL OB/XF														2,441	
59 N EASY ST, SOPCHOPPY															
BLD DATE		07/24/2018		MMJT		LGL DATE									
XF DATE		07/24/2018		MMJT		LAND DATE		07/24/2018		MMJT					
INC DATE						AG DATE									

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=1998] W36 FSP=[YR=1999] E11 N10 FST=[YR=1999] S10 E17 N10 W17\$ W11 S10\$ W12 BAS=[YR=2006] W12 S12 E12 N12\$ PTR=N5 PTO=[YR=1998] E11 N11 W11 S11\$ S5\$ S24 E36 FSP=[YR=2005] W24 S10 E24 N10\$ E12 N24\$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100			70.00	120.00	2.00	UT		1.00	1.00	1.00	5,000.00	5,000.00	10,000							
2	000000	C	VAC RES	100			70.00	100.00	1.00	LT		1.00	1.00	1.00	5,000.00	5,000.00	5,000							